

COCONUT GROVE NEIGHBORHOOD REVITALIZATION STRATEGY AREA PROFILE

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Preface

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

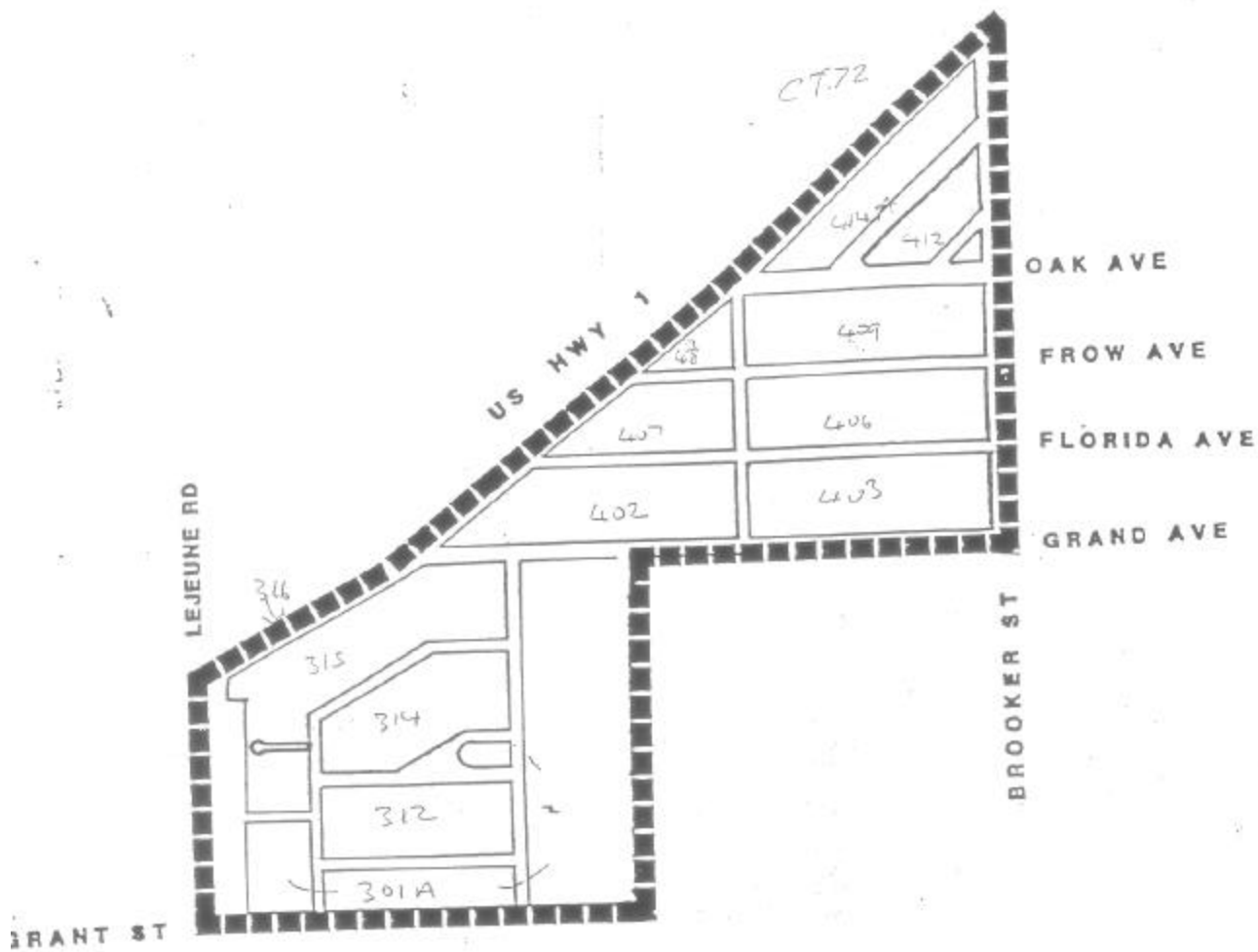
Coconut Grove

The Coconut Grove Neighborhood Revitalization Strategy Area is a Black community in the City of Coral Gables, part of the Black Grove that straddles the Coral Gables/Miami city boundaries. It is a low-income and high-poverty area. The poverty rate for persons in 2000 was 25 percent, down from the 32 percent recorded in 1990. The percent of families in poverty declined from 38 to 30 percent.

Households in Coconut Grove, for the first time, were more likely to own than rent their housing units. Home values and rents were below the County average.

Coconut Grove residents had a lower level of educational attainment than the County average.

In sum, the Coconut Grove Miami Neighborhood Revitalization Strategy Area showed some improvements in the past decade particularly in poverty levels and home ownership.



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Introduction

The Coconut Grove Neighborhood Revitalization Strategy Area is the Coral Gables part of a predominantly Black community that overlaps the boundaries of the cities of Miami and Coral Gables. It is part of what is generally known as the Black Grove.

Coconut Grove was one of the earliest settlements in the County. The first landowner, Edmund D. Beasley, applied for a homestead in November 1868 but is believed to have lived in the area as early as the 1830s.

Coconut Grove is also one of the oldest Black communities in Miami-Dade County. In the early 1880s, Bahamian seamen arrived in the coastal area to salvage wrecked vessels. Some settled in the area. They were joined by fishermen and by former slaves from the Carolinas brought to the area as plantation workers in the 1850s. The Peacock Inn opened in 1882. It was also the first hotel in the Miami area and a source of employment for the local Black residents.

By 1900, 12 Black families were recorded in Coconut Grove. The Black population increased rapidly in the following decades, especially during the land boom of the 1920s.

Demographic Characteristics

Total Population

The 2000 population of 430 was a decrease over the 601 recorded in 1990, continuing the downward trend of the 1980's when many apartment buildings were demolished and replaced by affordable single-family homes.

Black and Hispanic Population

The Coconut Grove Neighborhood Revitalization Strategy Area was a Black community (96 percent) in 2000 as it has been for many decades. Hispanics continued to account for a very small percentage of the population, 3 percent in 2000

Table 1
Population by Race and Hispanic Origin
Coconut Grove and Miami-Dade County
1980 - 2000

	1980	Change 80 to 90	1990	Change 90 to 00	2000
Total	1,109	-508	601	-171	430
Black	1,085	-493	592	-180	412
Hispanic	13	2	15	-3	12
White	21	-13	8	7	15
Non Hispanic White	11	-7	4	6	10
Non Hispanic Black	1,077	-496	581	-176	405
Percent					
Total	100%	-46%	100%	-28%	100%
Black	98%	-45%	99%	-30%	96%
Hispanic	1%	15%	2%	-20%	3%
White	2%	-62%	1%	88%	3%
Non Hispanic White	1%	-64%	1%	150%	2%
Non Hispanic Black	97%	-46%	97%	-30%	94%
Miami-Dade					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Age

Like many Black communities, Coconut Grove has a somewhat younger population. About 52 percent of the population was below 35 years of age compared to 48 percent in the County. About 13 percent were 65 years and over, compared to 14 percent in the County.

Table 2
Age Distribution
Coconut Grove and Miami-Dade County
1980-2000

	Coconut Grove			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	1,109	601	430	1,623,781	1,937,094	2,253,362
Less than 5	109	48	32	94,237	139,714	157,871
5 to 9	93	77	39	101,385	131,426	145,752
10-14	100	57	42	111,386	120,490	160,754
15-19	126	47	34	136,285	131,060	154,989
20-24	84	41	29	133,039	139,196	144,721
25-29	80	49	22	125,898	168,342	163,859
30-34	72	36	27	114,333	163,334	173,574
35-44	83	82	66	192,585	278,043	361,966
45-54	135	53	47	187,309	212,098	282,766
55-59	34	41	14	90,929	91,769	109,141
60-64	59	22	20	80,555	90,816	97,417
65-74	96	22	35	149,491	146,131	162,257
75+	38	26	23	105,698	124,675	138,295
	Coconut Grove			Miami-Dade		
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	10%	8%	7%	6%	7%	7%
5 to 9	8%	13%	9%	6%	7%	6%
10-14	9%	9%	10%	7%	6%	7%
15-19	11%	8%	8%	8%	7%	7%
20-24	8%	7%	7%	8%	7%	6%
25-29	7%	8%	5%	8%	9%	7%
30-34	6%	6%	6%	7%	8%	8%
35-44	7%	14%	15%	12%	14%	16%
45-54	12%	9%	11%	12%	11%	13%
55-59	3%	7%	3%	6%	5%	5%
60-64	5%	4%	5%	5%	5%	4%
65-74	9%	4%	8%	9%	8%	7%
75+	3%	4%	5%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Household Structure

Family households in Coconut Grove were less likely to be comprised of married couples (42 percent compared to about 68 percent Countywide). The percent of family households headed by a female householder (50 percent) was much higher than the County average (24 percent).

Table 3
Households by Family Status
Coconut Grove and Miami-Dade County
1990-2000

	Coconut Grove			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	207	-72	135	692,355	84,419	776,774
Family Households	139	-39	100	481,260	67,233	548,493
Married Couple	44	-2	42	342,512	28,386	370,898
With children	28	-3	25	164,216	11,331	175,547
No children	16	1	17	178,296	17,055	195,351
Male Householder	17	-9	8	35,377	8,547	43,924
With children	10	-7	3	17,177	-288	16,889
No children	7	-2	5	18,200	8,835	27,035
Female householder	78	-28	50	103,371	30,300	133,671
With children	61	-39	22	64,848	5,468	70,316
No children	17	11	28	38,523	24,832	63,355
Non-family Households	68	-33	35	211,092	17,189	228,281
Percent						
Total Households	100%	-35%	100%	100%	12%	100%
Family Households	67%	-28%	74%	70%	14%	71%
Married Couple	21%	-5%	31%	49%	8%	48%
With children	14%	-11%	19%	24%	7%	23%
No children	8%	6%	13%	26%	10%	25%
Male Householder	8%	-53%	6%	5%	24%	6%
With children	5%	-70%	2%	2%	-2%	2%
No children	3%	-29%	4%	3%	49%	3%
Female householder	38%	-36%	37%	15%	29%	17%
With children	29%	-64%	16%	9%	8%	9%
No children	8%	65%	21%	6%	64%	8%
Non-family Households	33%	-49%	26%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing

Number of Units

The 144 housing units reported in 2000 was a decrease from the 248 reported in 1990, a continuation of the decline in the previous decade.

Tenure and Vacancy

The vacancy rate in Coconut Grove in 2000 (6 percent) was much lower than the comparable County figure of 9 percent.

Renter-occupied units accounted for only 37 percent of all occupied units down from the 59 percent reported in 1990. The renter-occupied share was lower than the County's 42 percent.

Table 4
Housing Units by Tenure and Vacancy Status
Coconut Grove and Miami-Dade County
1990 to 2000

	Coconut Grove			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Units	248	-104	144	771,288	80,990	852,278
Occupied Units	207	-72	135	692,355	84,419	776,774
Owner Occupied	85	13	98	375,912	73,413	449,325
Renter Occupied	122	-85	37	316,443	11,006	327,449
Vacant Units	41	-32	9	78,933	-3,429	75,504
For Rent	16	-15	1	31,611	-11,745	19,866
For Sale	4	-4	0	11,007	-1,152	9,855
Seasonal/Other	3	0	3	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	18	-13	5	3,579	12,558	16,137
Percent						
Total Units	100%	-42%	100%	100%	100%	100%
Occupied Units	83%	-35%	94%	90%	104%	91%
Owner Occupied	34%	15%	68%	49%	91%	53%
Renter Occupied	49%	-70%	26%	41%	14%	38%
Vacant Units	17%	-78%	6%	10%	-4%	9%
For Rent	6%	-94%	1%	4%	-15%	2%
For Sale	2%	-100%	0%	1%	-1%	1%
Seasonal/Other	1%	0%	2%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	7%	-72%	3%	0%	351%	2%
Vacancy Rate	17%	31%	6%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing Values and Rents

About 84 percent of the owner-occupied homes in Coconut Grove were valued at less than \$100,000 in 2000. The comparable County figure was 34 percent.

Table 5
Value of Specified Owner-Occupied Housing
Coconut Grove and Miami-Dade County
1990 to 2000

	1990		2000	
	Coconut Grove	Miami- Dade	Coconut Grove	Miami- Dade
Total Units	76	275,298	80	335,815
less than \$30,000	9	4,095	0	2,097
\$30,000 to \$59,999	36	44,179	0	13,900
\$60,000 to \$99,999	22	129,221	67	98,294
\$100,000 to \$149,999	3	52,723	7	109,962
\$150,000 to \$199,999	4	18,764	6	53,514
\$200,000 +	2	25,746	0	58,048
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	11.8%	1.5%	0.0%	0.6%
\$30,000 to \$59,999	47.4%	16.0%	0.0%	4.1%
\$60,000 to \$99,999	28.9%	46.9%	83.8%	29.3%
\$100,000 to \$149,999	3.9%	19.2%	8.8%	32.7%
\$150,000 to \$199,999	5.3%	6.8%	7.5%	15.9%
\$200,000 +	2.6%	9.4%	0.0%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

About 86 percent of rental units rented for less than \$500. The comparable County figure was 38 percent.

Table 6
Contract Rent for Renter-Occupied Units
Coconut Grove and Miami-Dade County
1990 to 2000

	1990		2000	
	Coconut Grove	Miami- Dade	Coconut Grove	Miami- Dade
Total Units	118	305,935	57	326,833
less than \$100	1	15,527	0	18,675
\$100 to \$199	4	16,181	0	16,614
\$200 to \$249	47	14,021	0	5,360
\$250 to \$299	48	21,364	0	6,510
\$300 to \$349	14	30,280	0	10,741
\$350 to \$399	1	39,390	19	16,473
\$400 to \$449	0	36,104	10	22,095
\$450 to \$499	0	34,036	20	29,180
\$500 to \$599	3	48,431	8	58,061
\$600 to \$699	0	25,047	0	53,707
\$700+	0	25,554	0	89,417
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	0.8%	5.1%	0.0%	5.7%
\$100 to \$199	3.4%	5.3%	0.0%	5.1%
\$200 to \$249	39.8%	4.6%	0.0%	1.6%
\$250 to \$299	40.7%	7.0%	0.0%	2.0%
\$300 to \$349	11.9%	9.9%	0.0%	3.3%
\$350 to \$399	0.8%	12.9%	33.3%	5.0%
\$400 to \$499	0.0%	11.8%	17.5%	6.8%
\$450 to \$499	0.0%	11.1%	35.1%	8.9%
\$500 to \$599	2.5%	15.8%	14.0%	17.8%
\$600 to \$699	0.0%	8.2%	0.0%	16.4%
\$700+	0.0%	8.4%	0.0%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Income

Incomes in Coconut Grove were somewhat lower than the County average. About 55 percent of all households with income had incomes below \$35,000 compared to 48 percent in Miami-Dade County.

Table 7
Income Distribution
Households with Income
Coconut Grove and Miami-Dade County
1999

	Coconut Grove			Miami-Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than \$10,000	17	17	0	107,901	27,389	62,527
\$10,000 to \$14,999	14	14	0	58,409	12,035	35,437
\$15,000 to \$24,999	36	36	0	111,649	22,886	67,667
\$25,000 to \$34,999	23	23	0	100,833	19,273	59,907
\$35,000 to \$49,999	45	45	0	121,780	21,239	69,946
\$50,000 and over	29	29	0	276,806	35,232	141,943
Total Households	164	164	0	777,378	138,054	437,427
Percent						
Less than \$10,000	10%	10%	0%	14%	20%	14%
\$10,000 to \$14,999	9%	9%	0%	8%	9%	8%
\$15,000 to \$24,999	22%	22%	0%	14%	17%	15%
\$25,000 to \$34,999	14%	14%	0%	13%	14%	14%
\$35,000 to \$49,999	27%	27%	0%	16%	15%	16%
\$50,000 and over	18%	18%	0%	36%	26%	32%
Total Households	100%	100%	0%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Poverty

In 2000, Coconut Grove continued to be a high-poverty area but the poverty rate improved over the rate reported in the previous census. The poverty rate for persons was 25 percent, higher than the County's 18 percent, and down from the 32 percent recorded in 1990.

Children were especially affected by poverty. About 34 percent of all children under 18 were poor, lower than the 46 percent reported in 1990. This was considerably worse than the County's high poverty rates for children, 23 percent.

Table 8
Number and Percent of Persons in Poverty
Coconut Grove and Miami-Dade County
1990 and 2000

	Coconut Grove				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	202	32%	134	25%	341,261	18%	396,995	18%
Black	20	32%	134	25%	117,357	30%	124,801	29%
Hispanic	0	0%	0	0%	183,207	20%	223,335	18%
Elderly	5	29%	12	50%	52,706	20%	55,020	19%
Young								
Under 5	42	86%	39	74%	33,721	25%	32,995	23%
Under 18	95	46%	59	34%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Reflecting personal poverty, household poverty rates also remained quite high. About 30 percent of all family households were below the poverty level, a decrease from the 38 percent in 1990. Among female householder households with children, 38 percent were in poverty, down from the 45 percent reported in 1990.

Table 9
Percent of Households in Poverty
Coconut Grove and Miami-Dade County
1980 and 1990

	Coconut Grove				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	44	31%	32	30%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	30	45%	24	38%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Employment

Labor Force Status

In 2000, 8 percent of the civilian labor force in Coconut Grove was unemployed, better than in 1990 (13 percent) and better than the County figure (9 percent). The rate of labor force participation in the area was higher than the County average. About 36 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to Miami-Dade's 43 percent.

Table 10
Labor Force Status, Persons 16 Years and Over
Coconut Grove and Miami-Dade County
1990 and 2000

	Coconut Grove				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	315	237	237	0	976,754	1,009,456	184,703	586,601
Employed	273	217	217	0	901,828	921,208	159,184	535,989
Unemployed	42	20	20	0	74,926	88,248	25,519	50,612
Not in Labor Force	129	133	133	0	537,778	747,409	134,834	460,333
Percent								
Civilian labor Force	100%	100%	100%	0%	100%	100%	100%	100%
Employed	87%	92%	92%	0%	92%	91%	86%	91%
Unemployed	13%	8%	8%	0%	8%	9%	14%	9%
Not in Labor Force	29%	36%	36%	0%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Educational Attainment

The educational attainment levels of Coconut Grove residents over 25 lagged behind the County levels. A high 31 percent had not completed high school compared to the County average (15 percent). Only 9 percent had completed four or more years of college compared to 21 percent in Miami-Dade.

Table 11
Educational Attainment
Persons Age 25 and Over
Coconut Grove and Miami-Dade County
1990 to 2000

	1990		2000	
	Coconut Grove	Miami-Dade	Coconut Grove	Miami-Dade
Not High School Graduate	135	448,282	84	229,000
High School Graduate	87	296,444	91	458,458
1-3 Years College	85	296,109	73	536,040
4 Years of College +	72	240,460	24	323,399
Total	379	1,281,295	272	1,546,897
Percent				
Not High School Graduate	53.7%	35.0%	30.9%	14.8%
High School Graduate	26.5%	23.1%	33.5%	29.6%
1-3 Years College	15.8%	23.1%	26.8%	34.7%
4 Years of College +	4.0%	18.8%	8.8%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.